

**SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
Program Progress:			PJs in State: <input type="text" value="92"/>			
% of Funds Committed	<input type="text" value="84.16"/> %	<input type="text" value="94.82"/> %	<input type="text" value="79"/>	<input type="text" value="94.94"/> %	<input type="text" value="8"/>	<input type="text" value="6"/>
% of Funds Disbursed	<input type="text" value="81.50"/> %	<input type="text" value="83.49"/> %	<input type="text" value="53"/>	<input type="text" value="84.35"/> %	<input type="text" value="31"/>	<input type="text" value="28"/>
Leveraging Ratio for Rental Activities	<input type="text" value="4.24"/>	<input type="text" value="5.69"/>	<input type="text" value="1"/>	<input type="text" value="4.59"/>	<input type="text" value="100"/>	<input type="text" value="100"/>
% of Completed Rental Disbursements to All Rental Commitments***	<input type="text" value="53.21"/> %	<input type="text" value="73.69"/> %	<input type="text" value="69"/>	<input type="text" value="81.38"/> %	<input type="text" value="10"/>	<input type="text" value="9"/>
% of Completed CHDO Disbursements to All CHDO Reservations***	<input type="text" value="59.22"/> %	<input type="text" value="60.98"/> %	<input type="text" value="47"/>	<input type="text" value="68.05"/> %	<input type="text" value="31"/>	<input type="text" value="31"/>
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	<input type="text" value="64.52"/> %	<input type="text" value="78.15"/> %	<input type="text" value="73"/>	<input type="text" value="79.65"/> %	<input type="text" value="14"/>	<input type="text" value="13"/>
% of 0-30% AMI Renters to All Renters***	<input type="text" value="46.77"/> %	<input type="text" value="41.60"/> %	<input type="text" value="35"/>	<input type="text" value="44.76"/> %	<input type="text" value="51"/>	<input type="text" value="54"/>
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	<input type="text" value="98.39"/> %	<input type="text" value="91.58"/> %	<input type="text" value="31"/>	<input type="text" value="94.31"/> %	<input type="text" value="46"/>	<input type="text" value="50"/>
Overall Ranking:			In State: <input type="text" value="48"/> / <input type="text" value="92"/>	Nationally: <input type="text" value="30"/> <input type="text" value="27"/>		
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	<input type="text" value="\$20,349"/>	<input type="text" value="\$32,063"/>		<input type="text" value="\$25,245"/>	<input type="text" value="62"/> Units	<input type="text" value="91.20"/> %
Homebuyer Unit	<input type="text" value="\$43,333"/>	<input type="text" value="\$19,349"/>		<input type="text" value="\$14,395"/>	<input type="text" value="6"/> Units	<input type="text" value="8.80"/> %
Homeowner-Rehab Unit	<input type="text" value="\$0"/>	<input type="text" value="\$26,200"/>		<input type="text" value="\$20,186"/>	<input type="text" value="0"/> Units	<input type="text" value="0.00"/> %
TBRA Unit	<input type="text" value="\$0"/>	<input type="text" value="\$2,753"/>		<input type="text" value="\$3,142"/>	<input type="text" value="0"/> Units	<input type="text" value="0.00"/> %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Redwood City CA

Total Development Costs:
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$74,251	\$43,333	\$0
State:*	\$122,779	\$107,438	\$26,987
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses: 0.8 %
(% of allocation) **National Avg:** 1.1 %

R.S. Means Cost Index: 1.23

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	36.1	16.7	0.0	0.0
Black/African American:	21.3	0.0	0.0	0.0
Asian:	1.6	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	3.3	0.0	0.0	0.0

ETHNICITY:	Rental %	Homebuyer %	Homeowner %	TBRA %
Hispanic	37.7	83.3	0.0	0.0

HOUSEHOLD SIZE:	Rental %	Homebuyer %	Homeowner %	TBRA %
1 Person:	47.5	0.0	0.0	0.0
2 Persons:	32.8	0.0	0.0	0.0
3 Persons:	14.8	16.7	0.0	0.0
4 Persons:	3.3	16.7	0.0	0.0
5 Persons:	0.0	66.7	0.0	0.0
6 Persons:	0.0	0.0	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	1.6	0.0	0.0	0.0

HOUSEHOLD TYPE:	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	26.2	0.0	0.0	0.0
Elderly:	24.6	0.0	0.0	0.0
Related/Single Parent:	24.6	16.7	0.0	0.0
Related/Two Parent:	11.5	83.3	0.0	0.0
Other:	13.1	0.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:	Rental %	Homebuyer %
Section 8:	11.5	0.0 [#]
HOME TBRA:	49.2	
Other:	4.9	
No Assistance:	34.4	

of Section 504 Compliant Units / Completed Units Since 2001 25

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Redwood City

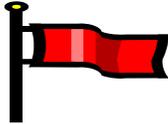
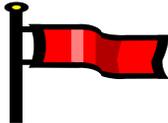
State: CA

Group Rank: 30
(Percentile)

State Rank: 48 / 92 PJs

Overall Rank: 27
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	53.21	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	59.22	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	64.52	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	98.39	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.32	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

